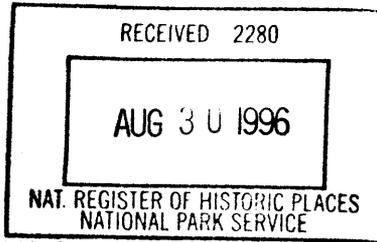


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bank of Woodburn

other names/site number _____

2. Location

street & number 199 N Front Street N/Anot for publication

city or town Woodburn N/Avicinity

state Oregon code OR county Marion code 047 zip code 97071

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Harnish August 26, 1996
Signature of certifying official/Title Deputy SHPO Date

Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Edson F. Beall
Signature of the Keeper
Entered in the National Register

Date of Action

9-27-96

Bank of Woodburn
Name of Property

Marion County, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE: Financial institution

Current Functions
(Enter categories from instructions)

VACANT: Not in use

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate

Materials
(Enter categories from instructions)

foundation concrete

walls brick

stucco

roof asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
[] B Property is associated with the lives of persons significant in our past.
[x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
[] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [] A owned by a religious institution or used for religious purposes.
[] B removed from its original location.
[] C a birthplace or grave.
[] D a cemetery.
[] E a reconstructed building, object, or structure.
[] F a commemorative property.
[] G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Economics

Period of Significance

1890-1933

Significant Dates

1890

1906

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- [] preliminary determination of individual listing (36 CFR 67) has been requested
[] previously listed in the National Register
[] previously determined eligible by the National Register
[] designated a National Historic Landmark
[] recorded by Historic American Buildings Survey #
[] recorded by Historic American Engineering Record #

Primary location of additional data:

- [] State Historic Preservation Office
[] Other State agency
[] Federal agency
[] Local government
[] University
[x] Other

Name of repository:

Woodburn Public Library

Bank of Woodburn

Marion County, Oregon

Name of Property

County and State

10. Geographical Data

Acreage of Property 0.92 acres (40 x 100 feet)

Woodburn, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>10</u>	<u>511280</u>	<u>4998500</u>
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Nora Fives with assistance of Randal S. Sauners, RSS Architecture

organization _____ date July 30, 1995

street & number 12676 Whiskey Hill telephone 503/981-8632

city or town Hubbard state Oregon zip code 97032

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Old Bank Building, L.L.C.

street & number 8229 NW Weatherby Drive telephone 816/741-9491

city or town Weatherby Lake state Missouri zip code 64152

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 1 Bank of Woodburn, Marion County, Oregon

The Bank of Woodburn was a prominent financial institution in the City of Woodburn from its' opening in June 1890 until 1945. During that time the building functioned as the primary financial institution in the City of Woodburn. The two story brick and stucco structure defines the southern end of business buildings along Front Street in historic downtown Woodburn. The main entry to the building faces diagonally towards the intersection of Arthur and Front Streets, and the Burlington Northern Railroad tracks, the railroad lines that shaped and influenced the growth of downtown Woodburn and the community as a whole. This building presents an image of strength, conservative aesthetics, and a sense of longevity; all images that were important to the character and philosophy of a bank.

The interior of the Bank building has been remodeled over the years, but significant portions of historic fabric at the exterior facades and interior spaces remains for replication, re-use, and restoration. The historical appearance of the exterior remains largely intact. The wood entry doors, cast iron raised entry steps, large single pane fixed windows, upper floor double hung windows, stylized decorative false columns at the building corners and the same columns framing the North entry door all remain intact and conform to the original design, materials, and workmanship. Major portions of interior wood molding at doors and windows also remains. The structure has other interesting architectural features at the windows and door hardware further giving the building distinction and character unique when compared to other historic structures in downtown Woodburn. The West elevation of the original building had a structural clay tile addition built on to it in the early 1950's. This addition to the building does not detract from its basic Architectural character and history. The original Architect and Contractor for the building is unknown. The property is vacant at this point in time, the Owner has completed preliminary engineering analysis for structural stabilization of the building and future re-use of the facility. This building is still known as the "Bank Building" in downtown Woodburn as it continues to maintain its historical identity with past use.

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Bank of Woodburn, Marion County, Oregon

The Bank of Woodburn building occupies the Northeast corner of the City block defined by Arthur Street and Front Street in downtown Woodburn. The structure sits on tax lot 251, lot 1 block 4 in the original town of Woodburn, Marion County, Oregon (see volume one, page 39, record of town plats in said County and State). The two story building is rectangular in plan with its East elevation along Front Street measuring approximately 21 feet and its North elevation along Arthur Street measuring approximately 69 feet. The building sits at the Southern terminus of a row of businesses along Front Street in downtown Woodburn. The structure has City sidewalk on the East and North elevations, there is a vacant lot to the South of the building, and along the West elevation there is a City of Woodburn alley. There are no landscape features associated with this building.

The building sits on concrete foundation walls with a clear span wood frame floor. There is a crawl space below the first floor level. The exterior walls are a approximately one foot wide solid brick. The East and North elevations are covered with smooth finished stucco. The structure sits independent of any other buildings, but the South elevation has brick ledgers at the second floor and roof levels indicating an intention to add further construction in the vacant land South of the Bank building with a common wall between the Bank and the intended adjacent structure. All exterior walls of the building are brick. The second floor of the building is wood frame construction consisting of 2 x 10 clear span wood joists at 16 inches on center. The floor joists bear on a brick ledger protruding from the south and north walls. The second floor sheathing is diagonal shiplap fir boards. It is surprising to find the second floor framing on bearing on a brick ledger rather than each joist being fire cut into a slot in the brick wall. The roof construction is 2 x wood framing members spanning the width of the building and sloping towards the west elevation of the structure.

There are two entrances to the Bank building from street level. The main entrance faces diagonally towards the intersection of Arthur and Front streets. A secondary entrance is centered in the middle

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of the North elevation of the main building. The stile and rail entry doors are approximately three feet wide by eight feet tall. A single door on the North elevation is also approximately three feet wide by eight feet tall. Each door contained large glass areas, larger areas at the main entry than at the single door entry. Both entrances are approached on cast iron steps for pedestrians to travel from the sidewalk level to the raised floor level within the Bank. The doors currently in place are the original wood type and can be salvaged and restored. Each door opening contains a glass transom above the entry. These have been blocked off on the exterior of the structure but at the interior the transom frame and trim moldings remain intact. Hinges used for the doors are intricately stamped metal with a decorative pattern. The overall character, historic fabric, and configuration of the entries to the building remain intact, in place, and historically accurate.

There are two large fixed pane windows on the ground floor of the Bank building, one on the East elevation, one on the North, each with a horizontal muntin defining the top third of these openings. There is a third large window opening into the main floor of the bank building, on the North elevation, containing two double hung windows of the same height and width as the fixed pane windows. The two window openings on the North elevation of the building are symmetrically placed within the composition of the elevation. Between these two windows is the North elevation entry door. The window openings are further framed by stylized decorative columns placed at the corner of each elevation and to each side of the North elevation entry door. The wood frame for the windows at the exterior of the building remains in place though the top third of the windows have been blocked off with plywood. On the interior of the structure wood trim molding at both the fixed windows and double hung windows remains in place for restoration, replication and re-use. The upper floor of the building contains eight wood frame double hung windows within flattened arch masonry openings. These windows are matched in placement with the door openings and windows on the main level of the building for a symmetrical and balanced appearance. All windows at the upper floor level appear to be in relatively good condition with portions of the original

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Bank of Woodburn, Marion County, Oregon

interior molding and trim remaining in place at several locations. One of the more interesting features to the building are cast iron lintels above the lower floor windows. These lintels have been cast with a decorative "scroll" ornament to accent the appearance of what is typically a utilitarian structural member. The lower floor windows have a wood stool which rests on a cast iron sill shaped to match the brick and stucco ledge that runs horizontally around the building. The most striking Architectural element to the building are brick and stucco columns at the building corners and at each side of the North elevation entry door. These columns are non-structural but, by their placement and appearance lend a sense of stability and strength to the building. Each columns base is matching in height with the building base and was originally finished in stucco. Actual column members are slightly tapered with short flutes near the top of the lower floor set of columns. A stylized cap occurs approximately at the floor line of the second floor and the columns continue vertically up the building and stop at the line of the cornice which no longer exists. From historic photos it appears the original cornice "sat" on the columns. It also appears there was a sign at the diagonal entry elevation declaring the "Bank of Woodburn" which further appeared to be supported by the columns. The Owner of the building intends to pursue replication of this cornice and sign as part of the buildings restoration.

The original ground floor space remains by volume and arrangement essentially in its original character. The ground floor interior has been stripped of finishes on a large part of the walls, though remnants of the original wood base, chair rail, and vertical wood wainscot remain for restoration, replication and re-use. The Bank vault is no longer within the building though its location is readily identifiable by the brick and concrete floor at its previous location. The ceiling height in the lower space is approximately 13 feet. As previously mentioned large portions of door and transom wood molding remain. The single pane fixed and double hung windows at the main level are relatively intact and the rail and stile entry doors to this floor level are also in a condition capable of restoration. The original fir wood floor remains intact and restorable.

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Bank of Woodburn, Marion County, Oregon

The building's second floor was originally to serve as a conference room for city meetings and municipal activities. At an unknown date this floor was remodeled and converted to apartment units. There were two living units at this level. The Owner intends to restore and re-use these spaces again as apartments. The original South wall brick remains in place. Ceiling heights have been changed only at closet locations. Existing windows and wood trim at this level remain intact and in place, though both are much simpler and less ornate than that found on the main floor level. The original fir wood flooring is largely undamaged, uncovered, and restorable.

The Bank of Woodburn building exhibits Architectural features that defined a "solid", attractive, and secure building; all elements which a fledgling bank business would want to convey to potential customers. The building exterior exhibits characteristics of the American Renaissance style of Architecture. Its date of construction would place it within a time period when this style of design was popular, though the elements and characteristics are not nearly as monumental in scale as would be found on a bank building in a larger community. The symmetrical placement of windows and door openings on the North elevation, framed by the false columns, and symmetrical both horizontally & vertically created an attractive aesthetic vocabulary in the building's heyday. The diagonal entry elevation facing the railroad tracks, the "life line" of Woodburn at the time of this structure, and also facing the main business district as it stretched Northward from this Southern terminus to downtown Woodburn lend credence to this building's importance and stature within the community. This building is one of the few historic commercial structures remaining in Woodburn where the exterior and interior character has remained relatively unchanged. This is the only building in Woodburn used for banking that remains intact. The La Salud Clinic building, two block north of this structure, also served as a bank, but the exterior and interior of the structure has been radically altered and in no way resembles its original character. The interior and exterior Architectural aesthetic and spatial arrangement of the Bank of Woodburn building remains largely intact and ready for preservation and restoration.

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Restoration began in 1995 and is near to completion. The building was repaired and painted, matching as closely as possible the original paint colors. Fiberglass cornice and bands were reproduced to match the original design as seen in old photographs. Window trim and woodwork were salvaged or reproduced to match original trim. Brick interior walls were exposed to show window arches etc. All original glass was retained where possible and other windows were replaced with single pane glass to match. Original cast iron steps and railings were preserved. Since the building had no heating system, one was installed that resembles one of more recent vintage with circular duct work suspended from the ceiling. Brass door handles, push plates etc. were installed. Interior floor plans were not changed but building spaces have been painted, carpeted, lighted etc. for office space. Bathrooms were added. Although being remodeled for current use, care was taken to preserve the original look and feel of the building.

Major structural work was done to the roof, metal capping, walls (to repair earthquake damage and age related problems), floors, joists and rafters. Exterior walls were re-mortared and small cracks repaired. Significant additional bracing was installed. The building now conforms to the next highest level of earthquake zoning compliance required for Oregon.

A glass panel door was installed in place of an existing window in the addition to the original building, in order to create a separate entrance for an office space. Exterior period lights (carriage lamps) were installed by both entrances. All original doors were restored.

Although the building has new plumbing, wiring, furnaces, fixtures etc, all was done in close keeping with the original look and feel of the building. Restoration is still in progress, but a lack of funds has necessitated a halt to further work at this time. The building's current function is separate office spaces.

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BANK OF WOODBURN (1890)
199 N Front Street
Woodburn, Marion County, Oregon

SUMMARY COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The two-story Italianate Bank of Woodburn, a building of brick bearing wall construction opened in 1890, occupies a 40-foot wide lot at the southwest corner of Front and Arthur Streets at the heart of the historic business district of Woodburn, Oregon, an important agricultural trading center in the Willamette Valley. After the building was damaged in the Scotts Mills earthquake of 1993, the building was threatened with demolition, but the owners persisted in a vision to rehabilitate it for mixed office and residential use. When the work was completed in 1995, the project was welcomed by Woodburn's Downtown Association as the keystone to revitalization of the original town core. Woodburn today claims a population of over 15,000.

The footprint of the two-story volume is 21 x 49 feet. The major frontage is presented along Arthur Street. The front faces east onto Front Street, which is the alignment of the Southern Pacific Railroad main line which was vital to Woodburn's role as a shipping center for grain, lumber, and produce. A 20 x 20-foot lean-to attachment of structural clay tile was added to the west end of the building in the early 1950s without detriment to the building's integrity.

Before the recent rehabilitation, street facades were entirely painted in a non-historic monochrome scheme. As rehabilitated, face brick and contrasting trim elements are distinguishable as in the historic polychrome treatment. Other distinguishing features of the exterior are the beveled, or diagonal entrance bay at the corner, and such detailing as the water table, superimposed capped pilasters to frame outer corners and entrance bays, string and belt courses, and cornice. The cornice was replicated in Fiberglas in the course of the recent seismic reinforcement and rehabilitation project. At the street corner, pilasters are paired to announce the principal entrance. Since the ground story is raised three steps above street grade, ground story pilasters rest on podiums articulated with bases and square inset panels.

Ground story openings in the main banking room are fitted with large-paned fixed windows on either street elevation. Otherwise, windows typically are double-hung wood sash with one over one lights. Openings on the upper story have segmental arch heads. The Front Street facade is

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two bays in width, and the Arthur Street face is organized as five bays, two on either side of the secondary entrance. Both doors have straight-topped transoms. Original stile and rail doors with combination paneling and glazing are intact. All ground story openings have enriched cast iron lintels, and the cast iron entry steps remain in place. The crested corner parapet escutcheon which surmounted the corner bay and carried the bank's title historically has long been missing.

The ground story interior was tripped of wall finish, but remnants of original wood base, chair railing, and vertical tongue and groove wainscot survived as a basis for replication. Original fir flooring remains and all window and door trim was intact and reutilized. The wall finish presently is exposed brick. The bank vault was removed years ago. The upper story is thought to have been planned by the bank's founder as a meeting room for civic purposes, but in due course was converted to apartment use.

The Bank of Woodburn was incorporated in 1890, just a year after the town's incorporation. The bank's president was prominent pioneer nurseryman Jesse H. Settlemier (1840-1913). The bank that was incorporated with a capital stock \$40,000 survived the Panic of 1893 and retained its strength through the critical time of commercial upbuilding. It was without competition locally until 1906, when the Farmers and Mechanics Bank was organized. The latter bank eventually was reorganized as the First National Bank of Woodburn. Early in the Great Depression, the Bank of Woodburn assumed the assets of the First National, then, in 1933, in turn was taken over by the First National Bank of Oregon. The old building ended its service in the banking industry as an affiliate of a statewide concern. In 1945, the local headquarters of the First National Bank of Oregon was relocated, and the Bank of Woodburn building entered into a period of general office use during which the interior was remodeled.

George Settlemier (1807-1896) brought his family and fruit tree nursery stock overland to Oregon in 1849 and settled first at Astoria. In 1862, he and his young son, Jesse, relocated their business to the fertile Willamette Valley at Woodburn, where they founded the Woodburn Nursery which Jesse developed into a base industry. In 1892 or 1894, depending upon the account, Jesse turned over the nursery business to his son, Frank, to devote more time to his banking and other commercial interests. Jesse was serving as Woodburn's first mayor at the time the bank was incorporated. Later, he would serve on the State Board of Agriculture.

The Bank of Woodburn meets National Register Criterion C as an outstanding example of late Italianate commercial architecture locally and the older and better preserved of Woodburn's two historic bank buildings. The property meets Criterion A for the essential role it played, particularly from 1890 to 1906, as fostering institution to Woodburn's enterprise and emergence

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as the dominant shipping center between Salem and Portland at the turn of the century. Although the Bank of Woodburn is not nominated under Criterion B, the bank is the place which more than any other property in downtown Woodburn represents the town-building initiatives of Jesse Settlemer. Settlemer's importance to community, however, was commemorated by the listing of his Queen Anne house of 1889 in the National Register in 1974.

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Bank of Woodburn, Marion County, Oregon

STATEMENT OF LOCAL SIGNIFICANCE

The Woodburn State Bank is locally significant under all National Register criteria applicable to historic structures. The bank building meets criteria A because of its instrumental association with Woodburn's commercial development during Oregon's period of railroads and reform movements.

It meets criteria B as one of Jesse Settlemier's achievements in his quest for the founding and subsequent growth and development of his city of Woodburn.

It meets criteria C as the only remaining structure that physically represents an early 20th century bank. It retains a good many historic features lost in other buildings in Woodburn. Woodburn had two disastrous fires in its history in which the buildings and businesses on Front street were all destroyed except the bank building. This fact makes it one of the oldest buildings in Woodburn. No other commercial property in Woodburn better exemplifies the prosperity and optimistic growth shared by the area at the turn of the century. The property is still known today by the populace as "The Old Bank."

AREAS OF SIGNIFICANCE

The town of Woodburn came to exist through the dreams of an early settler named Jesse Settlemier. A recent Woodburn Independent article 8-4-93 reflects the once and continued importance and influence of Jesse Settlemier.

The Settlemier family and 9-year-old Jesse came from Illinois along the Oregon Trail in 1849. The family carried with them fruit trees and seeds to plant in their new home, truly among the first horticultural pioneers to trek to Oregon. After many difficulties they arrived in Astoria, in early 1850.

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Settlemier later moved to French Prairie, near Woodburn, in 1862. There he bought 214 acres for \$5 per acre at a sheriff's sale and started a nursery. Woodburn Nursery's first sale of \$1.60 was for some fruit trees.

His nursery continued to grow with a full line of fruit, shade, ornamental and nut trees; vines and plants from all over America and Europe. His clientele ranged east to the Mississippi, south to Mexico and throughout the entire West. The business increased year by year until Woodburn Nursery was the largest in the Northwest and very profitable.

In 1892 Settlemier turned over the nursery business to his son, Frank. He went on to become active in the state legislature, in business and in community of Woodburn.

It was at this period of time 1890 Jesse Settlemier built his bank and became president of same. In addition to constructing a solid, sturdy and safe looking building he lent his good name and strength of vision to Woodburn's first bank.

In February, 1889, eight years after the railroad was brought to Woodburn, the town incorporated as a city. Jesse Settlemier proudly took the position of mayor. His dreams of a busy town on his land were finally realized. It was an important shipping point for grain and lumber between Salem and Portland. A souvenir brochure of Woodburn from 1891 lists the town as having the following businesses: The Bank of Woodburn, two bakeries, billiard hall, a barber shop, a book store, two blacksmiths, a brick yard, a candy store, two commission merchants, a drug store, a drayman (cartmaker), a dry goods store, a furniture store, a foundry, a grain dealer, three grocery stores, a harness shop, two hardware stores, three hotels, a jewelry shop, a job printing shop, two lawyers, three lumber yards, two meat markets, a livery stable, one newspaper, eight nurseries, (the largest belonging to Settlemier), a planing mill, a restaurant, five real estate offices, two shoe shops and one tin shop.

By 1908, the Woodburn area was already an important produce center. The crops at this time were hops, prunes, apples, plums, peaches, cherries, berries, walnuts, filberts and one enterprising farmer was experimenting with tobacco. The area was well on its way to earning its title "Worlds Greatest Berry Center".

In less than thirty years, Jesse Holland Settlemier had watched Woodburn grow from a dubious, shaky beginning to an important town. He would be proud today of his "City of Unity".

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An article in a May 22, 1904 Oregon Statesman illustrates the mettle of Jesse Settlemier. Daily Oregon Statesman 22 May 1904, p9, cl, 2 Hon. J.H. Settlemier picture.

The founder and first mayor of the town of Woodburn a pioneer of 1850 in Oregon Citizen of Marion County since 1862 Hon. J.H. Settlemier really needs that no one speak for him. He is too well known as a robust business man, an enlightened gentleman and an honorable man. The Republican selected him as one of their candidates on the Republican ticket for the legislative assembly, because they knew him to possess the qualities mentioned. He is a conservative man in all things interested today as ever in advancement of the state of Oregon and Marion Court. Mr. Settlemier was engaged in the nursery business at Woodburn for 30 years retiring 10 years ago. He served as a member of the state board of agriculture which he aided very materially in its success. There is no doubt Mr. Settlemier will be elected to the legislature by a large majority.

Jesse Settlemier directly influenced Woodburn's urban growth by encouraging settlers with his program of giving away city lots to who ever promised to erect a building on one. He also directly influenced commercial growth in the town and area by building the first, largest (assets), and most successful bank in the area. This bank would also lend respectability to the community, encourage growth, and represent the ultimate success of Jesse Settlemier's various business ventures. In founding and promoting Woodburn, Settlemier's next logical and most beneficial step was to found his bank. The first bank of Woodburn.

"On October 23, 1890, the Bank of Woodburn was organized, incorporated and opened for business with a capital stock of \$40,000. A \$7,000 brick building was erected for it's special use on the corner of Front and Arthur streets." It's success drew more business to Woodburn and encouraged agricultural growth with farm loans. Unfortunately this is what most likely was ultimately the beginning of the bank's demise. The bank of Woodburn absorbed the only other bank in Woodburn, the Farmers and Mechanics, later to become Security State Bank and its more than likely that the assumption of Farmers and Mechanics unpaid loans was more than the Bank of Woodburn could handle during those financial times to survive.

There are several causes for the banking crisis of 1933. One major one was the agricultural depression following World War I and the freezing of bank farm loans. " This was one of the soundest

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financial institutions in the state, passed successfully through the financial panic of 1893 without losing any of its depositors or making forced collections, but was forced to dissolve during the depression eve of 1929. The officers of the Bank were J.R. Settlemier, founder of the town, as president; J. Boyer, vice-president; and Colonel J. Poorman, who with his son, Tracy, was to see active services in the Philippines as Cashier." "No other commercial property standing in town today better exemplifies the "prosperity and optimism" shared by residents of the town in its heyday, and no other is associated with the town's leading entrepreneur's business ventures."

STATEMENT OF SIGNIFICANCE

The Bank of Woodburn meets the criteria for Historic listing outstandingly in all ways.

The building meets criterion A as the historic foundation of banking in Woodburn as well as a large surrounding area. The Bank of Woodburn was the first bank established in the area.

The building meets criterion B in that it was founded and built and presided over by Jesse Settlemier who is known as the founder of the town of Woodburn as well as the promoter of economic growth in the area.

The "Old Bank" meets criterion C in being the only remaining building that still expresses and retains not only the architectural features of a period of time but also retains the characteristics of an early 20th century bank. Its very presence still says "bank" in its construction and character. It is considered by the City of Woodburn a foundation of the community and as their city comprehensive plan states "one of 3 of Woodburn's most valuable resources and something the city wants to work to preserve." As a local landmark the towns population still, today, refers to the building as "The Old Bank."

HISTORIC CONTEXT

The Bank of Woodburn remains in its historic context on the corner facing the railroad tracks, the "life line of Woodburn, and also facing the main business district. The only survivor of the two disastrous fires that leveled downtown in the early 1900's.

This bank, the only legacy of Jesse Settlemiers' business activities in the history of the development of Woodburn to this day is one of the few historic commercial structures remaining in Woodburn where the exterior and interior character has remained relatively unchanged. This is the only building in Woodburn used for banking that remains intact.

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The Bank of Woodburn was the first bank established in Woodburn and surrounding areas. Its construction showed it to be a solid and safe institution the magnitude of the sturdiness - 3 layers thick- no basement, vault 7 layers brick thick was necessary to encourage the trust of depositors. This along with the lending of the name, expertise and vision of Jesse Settlemier was instrumental in the Bank of Woodburn being not only first, but largest with three times the assets of other area banks. One other bank the Farmers and Mechanics began operation in Woodburn in 1906 but never gained the stature and success of Woodburn's original bank.

NEW BANK OPENS DOORS IN WOODBURN

May 31, 1906 -

The new Farmers & Mechanics bank will open next Thursday, June 7, for business.

The bank fixtures are all in and are some of the nicest out of Portland and are admired by the many passers-by. They are quarter-sawed oak, bevel-chipped glass and grill work with marble base. The high ceiling adds to the beauty of the place. The vault is thoroughly fire-proof. The full description of the manganese safe will be in the next issue.

The bank has assurance of large deposits and a good business at the start, the men behind it being a guarantee of its reliability. The E.P. Morcom, vice president; officers are: E.C. Price, president; O.E. Price, cashier; J.C. Price, asst. cashier; The head bookkeeper of the United States bank of Portland for 15 years will take charge of the books.

In the rear of the bank are the law offices of E.P. Morcom, who is fixing them up handsomely.

In 1932 the Woodburn Bank absorbed the old Farmers & Mechanics now Security State Bank which along with the financial troubles of the depression eventually likely caused the Bank of Woodburn to be closed by regulators with one half million dollars in assets, but also extensive unpaid farm loans in 1933.

An example of the scope and importance of the Woodburn Bank is shown in a typical annual report of 1913. The Bank of Woodburn shows \$147,120.87 in deposits while the Security State Bank shows \$40,993.01. The total overall assets of Woodburn Bank was four times the other banks in Woodburn and dramatically increases in comparison to the other area banks. "Between 1921 and 1932 inclusive, approximately twelve thousand institutions failed, and in

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1933 four thousand more closed down. (Bank of Woodburn closed by regulators 1933)."

"There were several causes of the banking crisis of 1933, one directly affecting the Bank of Woodburn was the agriculture depression following World War I and the subsequent freezing of bank loans. Of which the Bank of Woodburn had many outstanding."

The bank had its moments of excitement that rallied the whole town to action. A bank robbery in 1905 was prominent in the news.

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The historic context of the Bank of Woodburn is summed up on this article from the Woodburn Independent of 1985.

FIRST INTERSTATE BANK TRACES ITS ROOTS BACK ALMOST 100 YEAR...

In June 1890 the Bank of Woodburn opened its doors for business.

On that day, Jesse Settlemier and his son Frank Settlemier, George Hovendon, J.M. Moyer and J.M. Poorman started a banking institution boasting nearly \$40,000 in capital stock.

Banking operations were headquartered in a new \$7,000 two-story structure at 199 N. Front Street. Under the direction of the bank's president, Jesse Settlemier and John Poorman, cashier, the Bank of Woodburn survived two banking panics although the late 1890's brought a strained period in Oregon's business.

The temporary panics affected the local money market and a certain amount of uneasiness caused flurried runs of a few Oregon banks.

But deposit and loan figures increased every year at the Bank of Woodburn. By 1906, Woodburn's growing financial needs supported the establishment of another independent institution; the Farmers and Mechanic's Bank. Later this institution changed its name to the First National Bank of Woodburn.

Finally, in 1932, the Bank of Woodburn assumed the assets of the First National Bank of Woodburn.

In the midst of the Great Depression, following a series of transactions, First National Bank of Oregon purchased the Bank of Woodburn on Aug. 9, 1933.

When the Woodburn bank was purchased by First National, it became one of 15 affiliates to become branch offices that year.

The bank was later moved north on Front Street into the block that now houses the Salud. A second move to its present Garfield location was some time around 1945. In February 1970 the bank was extensively remodeled and enlarged by 790 square feet. Also a drive-in banking unit was added, the first of its kind in this area.

In 1981, as part of the largest name change and re-identification program in the history of American banking First National Bank changed its name to First Interstate Bank of Oregon.

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In April of this year Brad Meek took over as manager of the Woodburn branch, after the retirement of Wayne Van Dyke. Wayne had served as manager for over 14 years prior to retirement.

When the period newspaper enumerated the towns assets the bank headed the list.

THE BANK OF WOODBURN

Woodburn has but one banking institution, it being The Bank of Woodburn. This bank is one of the leading country banks in the Valley. It was incorporated June 11th 1890 and opened for business October 23, of the same year. The bank erected its own building in the fall of 1890, a handsome brick structure, a picture of which adorns this page, at a cost of \$7,700. This building is well built and handsomely furnished. The lower part is occupied by the bank office and parlor and their steel burglar proof vault. The upper part is fitted up for offices. The corporation does a general banking business, and is an institution of which the town is proud.

The stockholders are J.H. Settlemier, F.W. Settlemier, J.M Moyer, Geo. B. Hovenden, J.M. Poorman and Geo. H. Bingham. The capital stock is \$40,000. The officers of the bank are J.B. Settlemier, President; J.M. Moyer, Vice President; J.M. Poorman, Cashier; F.W. Settlemier, Assistant Cashier. The directors are J.H. Settlemier, J.M. Moyer and J.M. Poorman.

The economic hence commercial and urban growth of not only Woodburn but the agricultural surrounding areas found their impetus in Jesse Settlemier's dreams and the facilitation such in the Bank of Woodburn. The "Old Bank" building keeps alive this vital history of Woodburn today. In addition to the physical, visible history this building of all others in Woodburn retains. It is also alive in the hearts of the populace. The city officially notes it as an important foundation of the community of Woodburn; the people still today call it "The Old Bank."

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BOUNDARY DESCRIPTION

The nominated property is legally described as Lot 1, Block 4 of the Original Town of Woodburn, Oregon and is otherwise identified as Marion County Tax Lot 251 at said location. The nominated property is more particularly described as follows.

Beginning at the most Northerly corner of Lot One (1), Block Four (4) in the original Town of Woodburn, Marion County, Oregon, (See Volume 1, Page 39 Record of Town Plats for said County and State); and running thence in a Southwesterly direction, along the Westerly side of said Lot, 40.0 feet to the most Northerly corner of a tract of land conveyed to Willard Clifford Braniger by deed recorded July 27, 1942 in Volume 273, Page 402, Deed Records of Marion County, Oregon; thence in a Southeasterly direction along the Northerly line of said Braniger tract, and parallel with the Northerly line of said Lot, 100.0 feet to the Easterly line of said Lot; thence in a Northeasterly direction along the Easterly line of said Lot, 40.0 feet to the most Easterly corner thereof; thence in a Northwesterly direction along the Northerly line of said Lot, 100.0 feet to the place of beginning.

BOUNDARY JUSTIFICATION

The nominated property of 0.92 acres (40 x 100 feet) is the urban tax lot occupied by the Bank of Woodburn from 1890 onward.

BANK OF WOODBURN BLDG.
WOODBURN, MARION CO., OR.

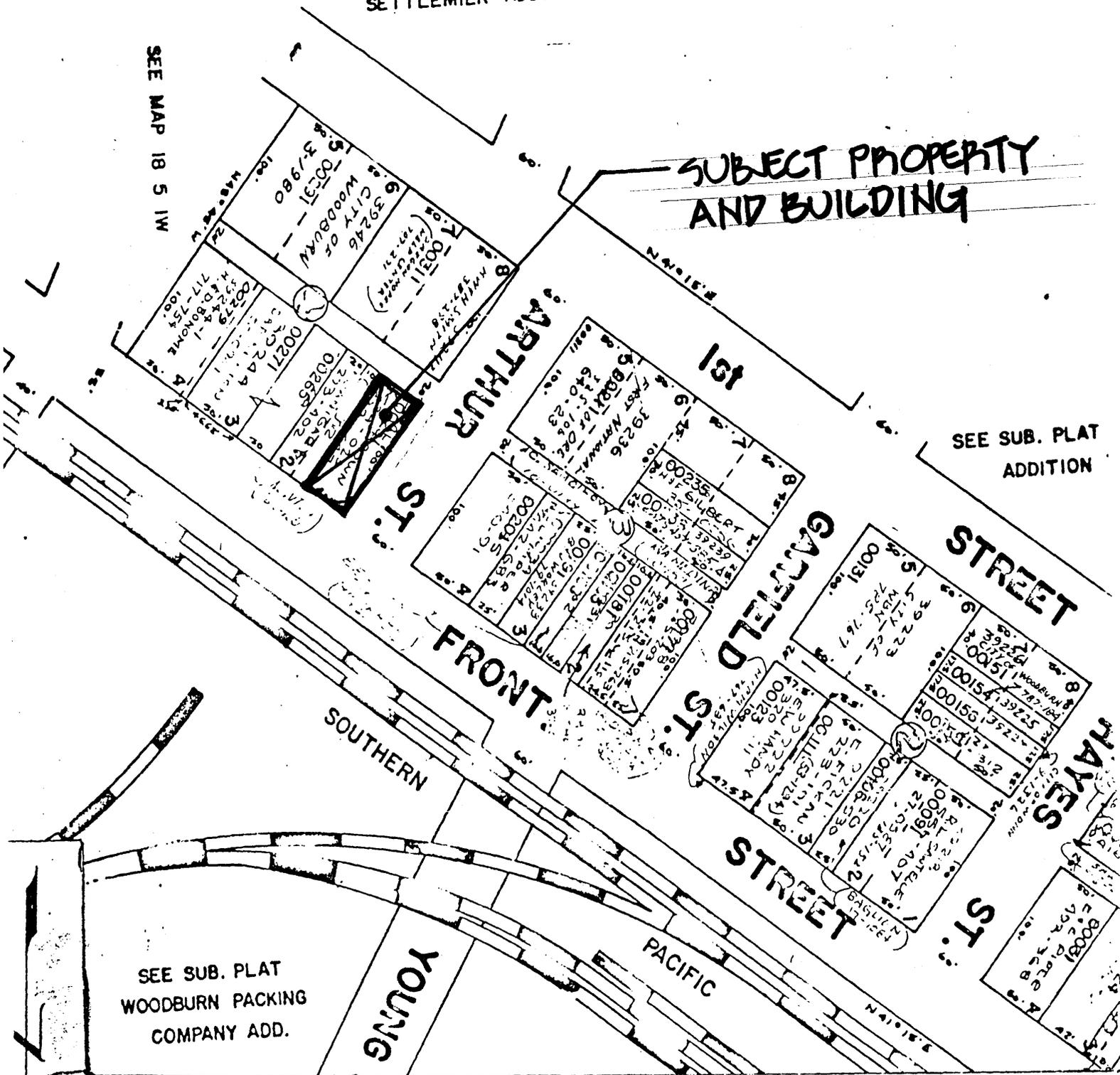
SEE SUB. PLAT
SETTLEMIER ADD.

SEE MAP 18 5 IW

**SUBJECT PROPERTY
AND BUILDING**

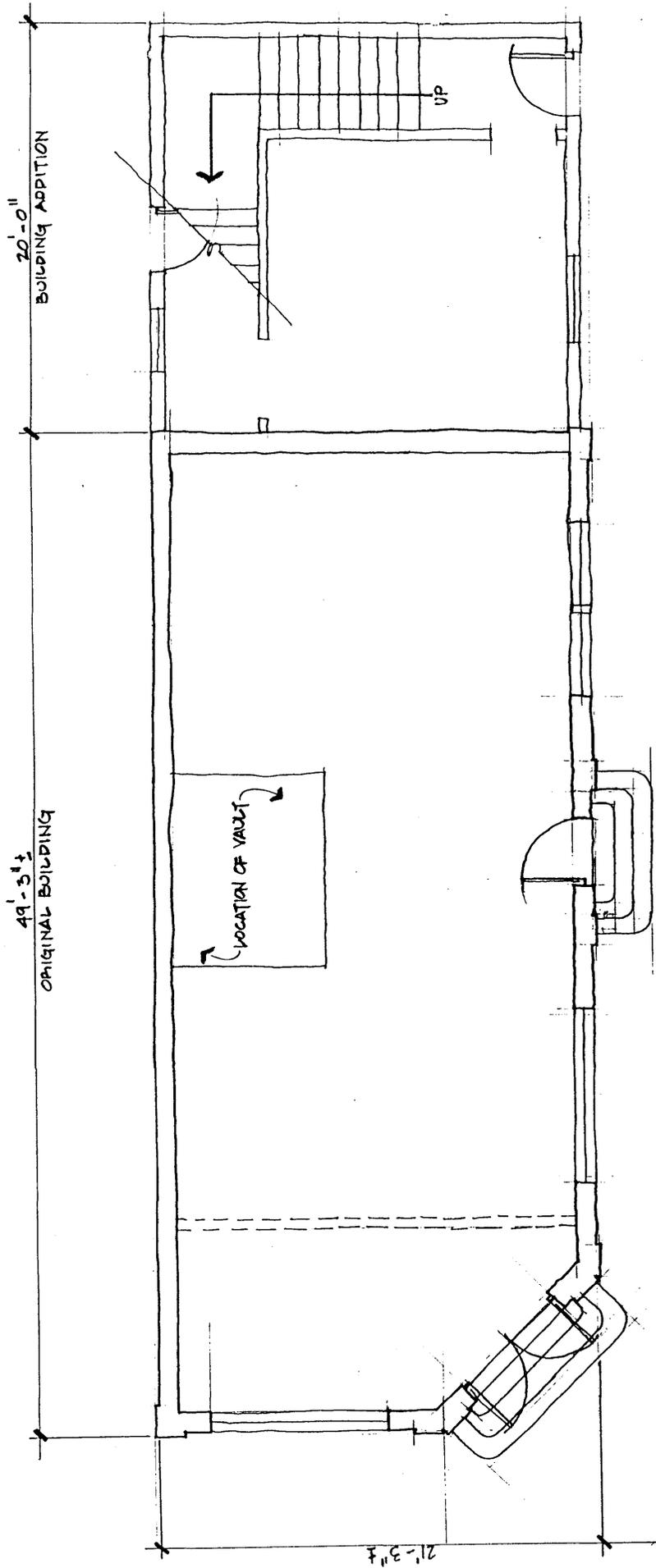
SEE SUB. PLAT
ADDITION

SEE SUB. PLAT
WOODBURN PACKING
COMPANY ADD.

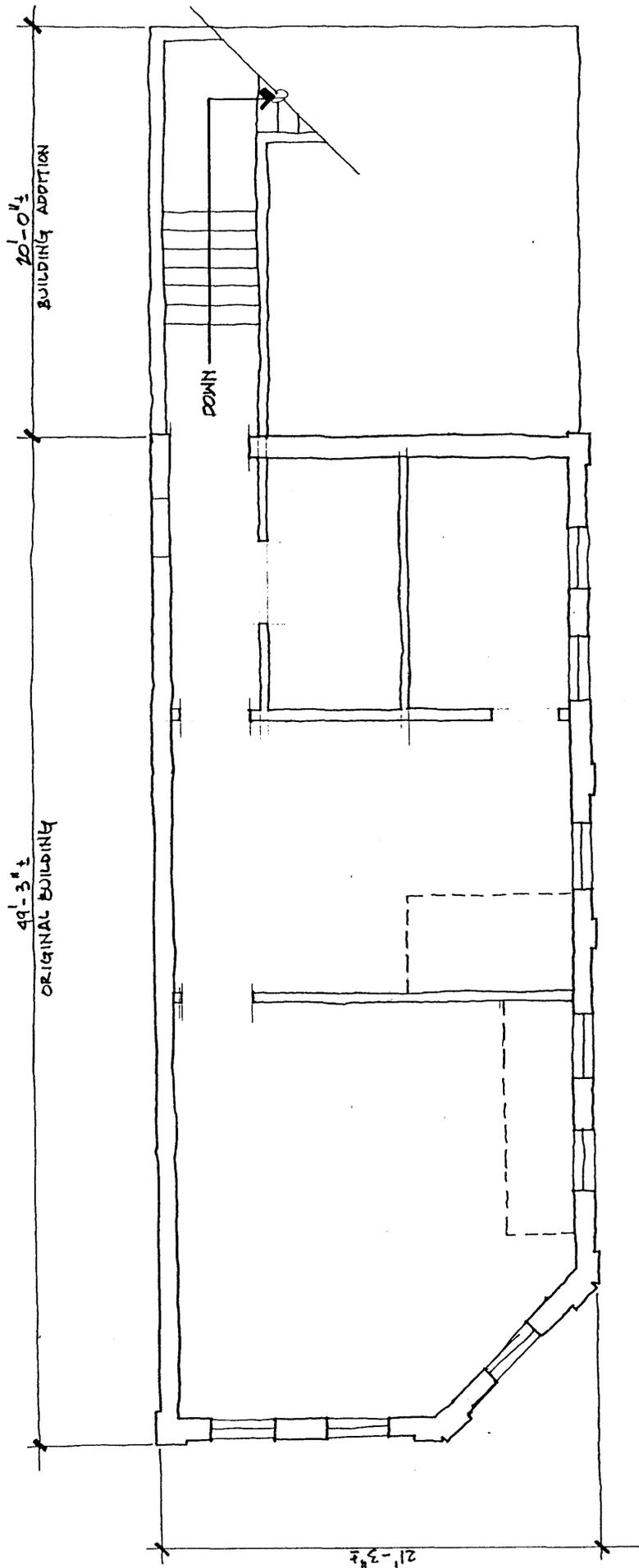


The sketch below is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

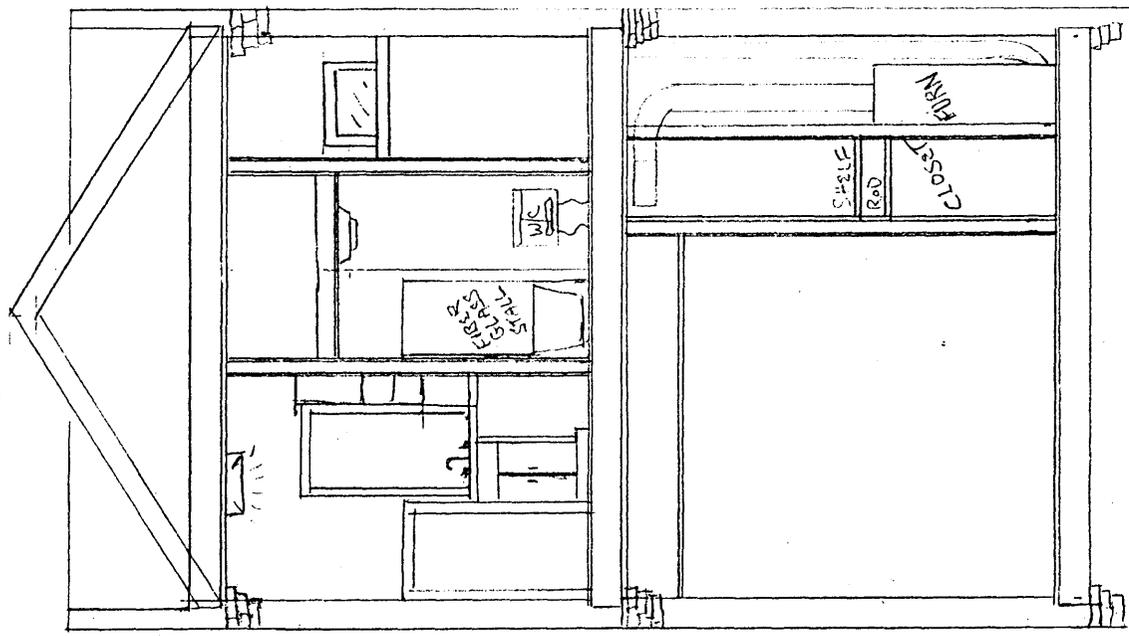
Pioneer National Title Insurance Company
A TICO COMPANY



MAIN FLOOR PLAN
BANK OF WOODBURN BUILDING — WOODBURN, CT.

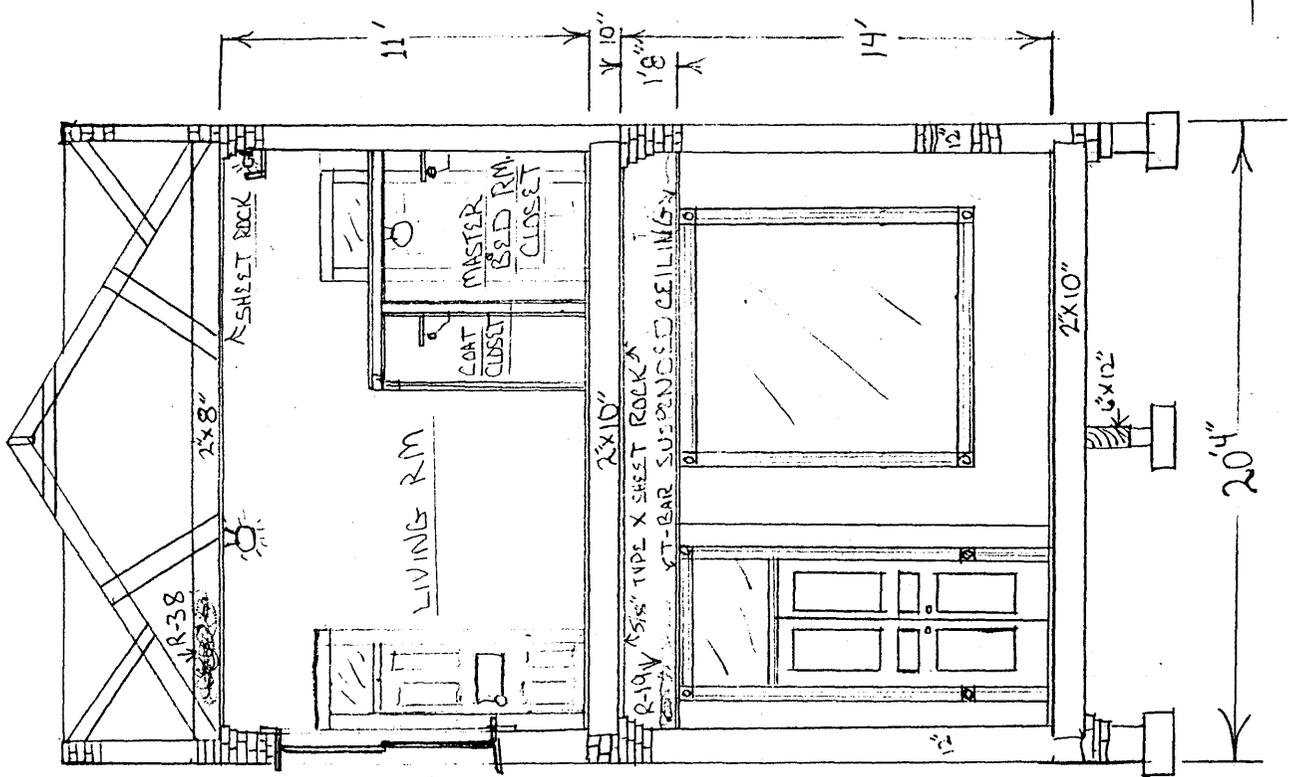


SECOND FLOOR PLAN
BANK OF HOORSEBURN BUILDING HOORSEBURN, OH.



SECTION
B B

SCALE 1/4" = 1'0"
199 N. FRONT



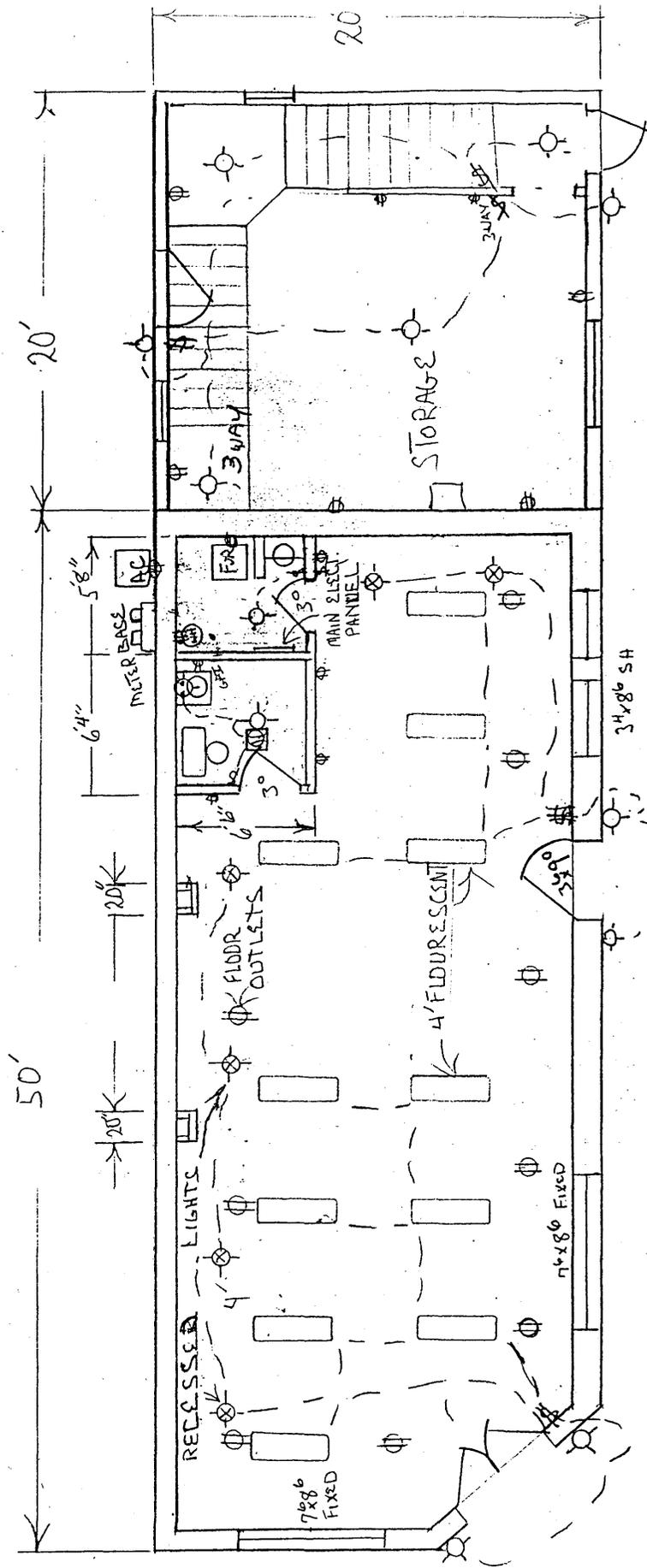
SECTION
A A

ALL UPPER
WINDOWS
ARE 26x70
SP-SH.

FIVES BUILDING

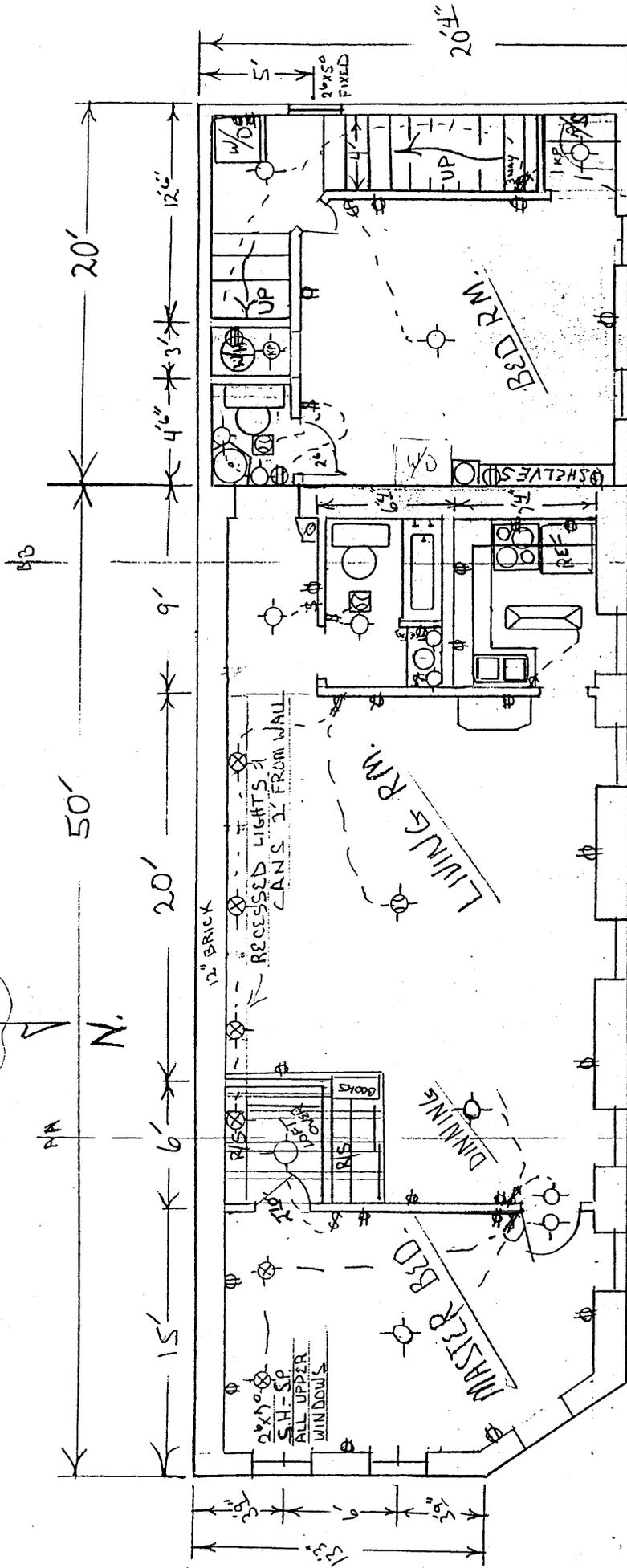
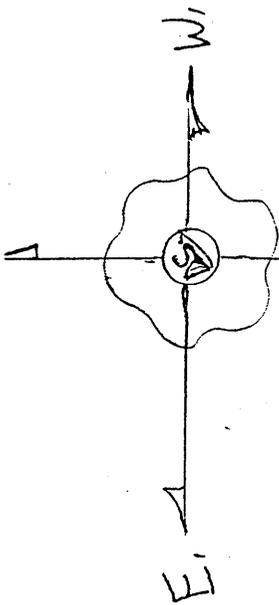
199 N. FRONT ST.

WOODBURN, OR.



SCALE 1/2" = 1'0"

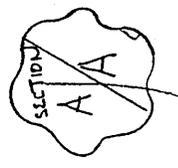
LOWER FLOOR



SCALE
1/2" C.M. = 1' 0"



199 N. FRONT
UPPER FLOOR





Bank of Woodburn, Marion County, Oregon c. 1894

This view taken 4 yrs after blizzard of 1892